



## UPPER UWCHLAN TOWNSHIP

Planning Commission

May 9, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

Approved

LOCATION: Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116, Exton PA 19341

### In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Jim Dewees, Joe Stoyack, Jim Shrimp, Al Gaspari, Township Codes Administrator (6:00 PM), Mary Lou Lowrie – Gilmore & Associates (7:00 PM), Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the Work Session to order at 6:08 p.m. as a quorum was present.

### 6:00 Work Session

#### Ordinance Amendments - Discussion

Discussion centered on sections of the "Sign" ordinance (§200-94 to 200-98) as follows:

1. For square footage, both sides of the sign are included in the total. Example if a sign can be 24 SF, it can be 12 SF on each side.
2. In the Villages, we don't want electronic or scrolling signs.
3. There are too many restrictions.
4. Temporary signs -- regulations are outdated.
5. In the C1 Village Commercial District, provide a few standards for the design of the sign and that the Historical Commission and Planning Commission need to review; backlighting should illuminate only the lettering, not the whole sign. Encourage 'community' signs that advertise a group of businesses. Reference the Village Design Guidelines in the C1 sign regulations OR add the sign ordinance standards into the Village Design Guidelines.
6. Freestanding signs can't be lower than 8 feet from the ground and no taller than 12 feet high (200-98.C.4) and monument signs can't be higher than 5 feet. Do we want to amend?

Action/Next Steps: Look at other Townships' ordinances, especially those with historic Villages, for ideas.

### 7:00 Meeting

Bob Schoenberger called the meeting to order at 7:00 PM as a quorum was present.

#### Vail Conditional Use Application

Adam Brower of E.B. Walsh represented the Vails seeking approval for construction within precautionary slopes (15-25%). The property is 1.6 acres and the Vails plan to construct a new home with on-site well and septic system. Storm water management is below the house, with a stream below that. The south side of the house is where a sanitary sewer drip system is proposed for minimal disturbance of the soils within the precautionary slope. Dave Leh has issued a letter suggesting approval as long as appropriate erosion and sedimentation controls will be in place.

Sally Winterton moved, seconded by Jim Dewees, to recommend the Application move forward. The Motion carried unanimously.

#### Eagle Retail Associates Conditional Use Application

Adam Loew and Tim Townes attended. Mr. Townes presented on behalf of Eagle Retail Associates seeking approval to renovate the former Key Bank building on Simpson Drive, in the Eaglepointe Shopping Center, into a Starbucks restaurant with 1 drive-through lane (removing 2 of the 3 existing lanes). Conditional use is needed for an eating/drinking establishment and drive-through service in the C1 District. If approved, they'll submit a Land Development Plan to modify the parking area and drive-through lanes.

Planning Commission members were concerned with the drive-through traffic backing up onto Route 100. Mr. Townes noted that isn't an issue at existing Starbucks in similar situations. Their traffic engineer has provided the numbers and calculations and believes there will be adequate stacking area – 700 feet. The Starbucks' peak hours and the shopping center's aren't at the same time.

Joe Stoyack moved, seconded by Jim Shrimp, to accept the Application for Consultant review. The Motion carried with 4 in favor and 1 abstention (Winterton).

#### Gunner Properties Conditional Use Application

Alyson Zarro, Esq., Fred Gunther, Chase Gunther, and Denny Howell attended. Ms. Zarro explained that they've prepared a better parking expansion plan than that approved last year, and a conditional use approval is needed for an eating/drinking establishment in the C1 District, as well as off-site parking. This Plan proposes increasing the parking area on the north side of the property at Park Road and Route 100, instead of the west side of the property.

Commission members inquired of the overall use of the eating/drinking establishment. Ms. Zarro advised that there are retail stores, an apartment, storage areas, office space (in the farmhouse) and the ground floor of the barn will be the eating/drinking establishment (Stables). The property has been connected to public sanitary sewer and renovated as required in last year's Parking Expansion Approval. The beer garden and a year-round indoor area are included in this Plan, but there is no kitchen in the Stables - food trucks are employed. At this time there is no timeline for further development of the property. The storm water management basin is the north east side of the property, along Route 100. There are 128 total parking spots proposed; there are 65 today and the retail shops are daytime uses. They've entered into Agreements with Carl Abbonizio and Mike Robinson for additional parking, for overflow in the evenings. There will be 40 indoor seats in the Stables, food trucks will park on the internal asphalt area, not in the parking spaces and there will be no parking on the grass fields – they'll be fenced off. All parking areas will be directed to exit to Park Road, not Route 100. There is a crosswalk available for those parked in the overflow areas. They'll work with consultants to assure adequate lighting along Park Road.

A Conditional Use Hearing is tentatively scheduled for the evening of June 11, 2019.

Sally Winterton moved, seconded by Joe Stoyack, to accept the Application for consultants' review and the Board to open a Hearing. The Motion carried with 4 in favor and 1 abstention (Dewees).

#### Chester County Facilities & Parks (Struble Trail) Conditional Use Application, Land Development Plan

A conditional use application and land development plan were submitted for the Planning Commission's review. The Application seeks approval to extend the existing governmental use (the County's Struble Trail) from its current terminus on the south side of Dorlan Mill Road at the trailhead/parking lot to the west, crossing Dorlan Mill Road to the lands of the Commonwealth of

Pennsylvania. Joe Stoyack moved, seconded by Jim Dewees, to accept the Application and plans for Consultants' review. The Motion carried unanimously.

#### Phoenixville Regional Comprehensive Plan

The Township received a draft updated Phoenixville Area Comprehensive Plan for municipal review, in accordance with the Pennsylvania Municipalities Planning Code. The Plan was distributed electronically to the Commission members and the Board of Supervisors. Joe Stoyack commented that the Plan doesn't show trails connecting West Vincent Township to Upper Uwchlan Township. Comments on the Plan are due by June 10, 2019.

#### Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the April 11, 2019 Planning Commission work session and meeting. The Motion carried with 4 in favor and 1 abstention (Shrimp).

#### Open Session

Draft Ordinances had been distributed for the Commission's review: prohibition of smoking on Township properties and the control of animal waste. Comments included: the smoking prohibition covers methods of smoking, not the substances smoked, and the animal waste control ordinance doesn't include mention manure on roadways and should include all animals.

Bob Schoenberger announced the next work session and meeting are scheduled for June 13, 2019 at the temporary Township Administration Office – 415 Eagleview Boulevard, Suite 116, Exton PA 19341.

#### Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn at 8:03 PM. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary